



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY –JANUARY 25, 2106 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Approval of the December 14, 2015 minutes. Approval of the current Agenda

NEW APPLICATION	Jurisdiction:	Project	Pg:
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A. 625 N. EUCLID AVENUE	Central West End HD	Install a sign.....	1
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B. 2115-31 HICKORY STREET.....	Lafayette Square HD	Demolish industrial building	5
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C. 6105-23 DELMAR	Skinker-DeBaliviere HD	Construct mixed use building.....	14
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D. 1022 SOUTH 18 TH ST.	Lafayette Square HD.....	Construct single-family house.....	23
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E. 4205 MARYLAND AVENUE 345 N. WHITTIER	Central West End HD.....	Demolition for MSD project.....	33
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APPEALS OF DENIALS	Jurisdiction:	Project	Pg:
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F. 2245-47 SOUTH GRAND	Shaw Historic District	Install a mural.....	40
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SPECIAL AGENDA ITEMS

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: January 25, 2016
ADDRESS: 625 N. Euclid Avenue
ITEM: New Application to install one illuminated blade sign
JURISDICTION: Central West End Certified Local Historic District — Ward 18
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



625 N. EUCLID

OWNER:
Cullinan Euclid, LLC

APPLICANT:
Designery/Shannon Brown

RECOMMENDATION:
That the Preservation Board approve the sign application, if it finds that the historic type of sign that identifies the entire building is appropriate at the proposed location.



THE CURRENT WORK:

The applicant applied for a permit to install one (1) 3-foot by 24-foot illuminated projecting/blade sign at the corner of the building. The projecting sign is proposed to be mounted above the second-story window sill. The permit cannot be approved as the sign does not meet the Central West Historic District standards.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69432, the Central West End Historic District:

EXISTING COMMERCIAL BUILDINGS

F. Signs

Signs on commercial buildings shall be in accordance with applicable provisions of the zoning ordinance. Signs are further restricted below:

The following are not allowed:

1. Non-appurtenant advertising signs.
2. Pylon signs.
3. Wall signs above the second floor window sill level.
4. Roof-top signs.
5. Projecting signs that obstruct the view of adjacent signs, obstruct windows or other architectural elements, or extend above the second floor window sill level.
6. Signs with flashing or moving elements.

Only one projecting sign is permitted for each establishment, unless it occupies a corner storefront; in this case, two signs are permitted, one on each façade.

Brass or bronze wall plaques identifying the name of the business or businesses are appropriate and should be encouraged.

When an existing non-conforming sign needs to be replaced, it shall be replaced with a sign that conforms to these standards.

Does not comply. The proposed sign would be mounted above the second story window sill.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 625 N. Euclid is located in the Central West End Local Historic District.
- The owner proposes to install a 3-foot by 24-foot internally illuminated projecting sign.
- The proposed sign would be mounted above the second story window sill, and the sign would not meet the Central West End Historic District standards.

- Yet the scale of the building and the sign are compatible and as the sign is identifying the entire building, and not a storefront business, its location above the second story window sill may be appropriate in this case.
- Historically, tall projecting signs like this were a feature of multi-story urban buildings.

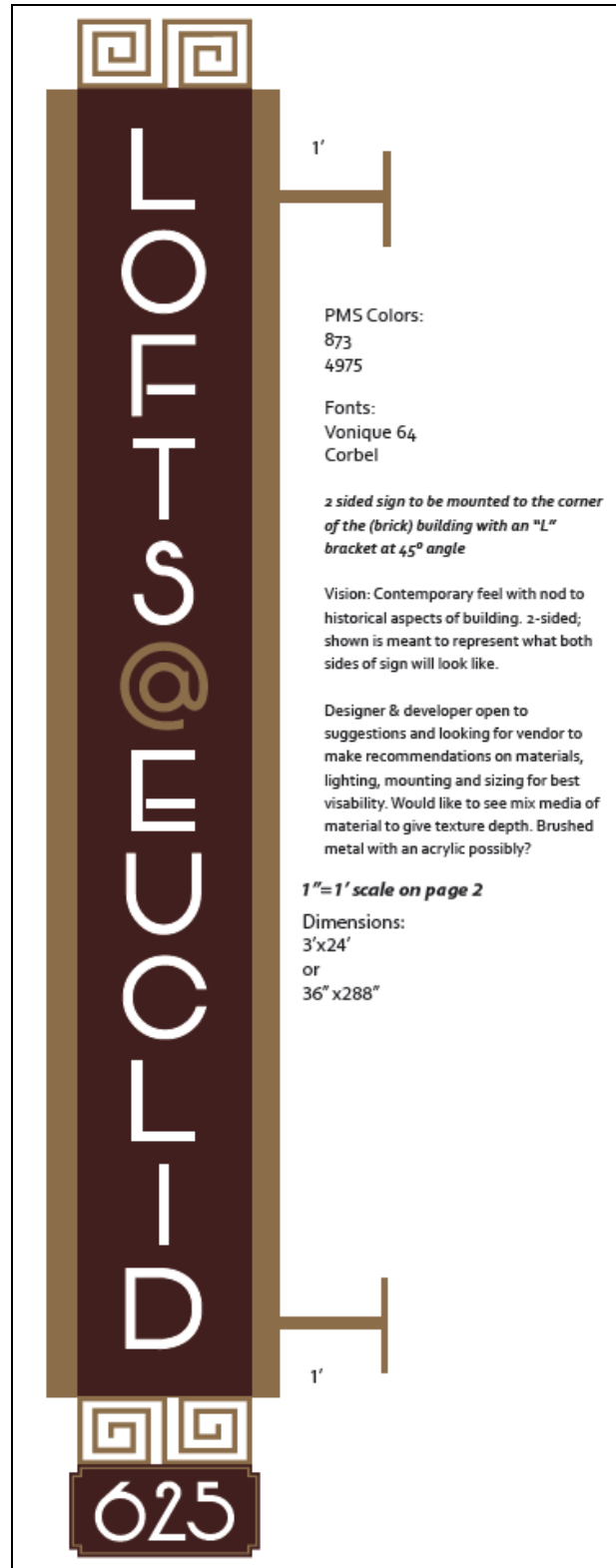
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board approve the sign application, if it finds that the historic type of sign that identifies the entire building is appropriate in the proposed location.



PROPOSED SIGN LOCATION



RENDERING OF PROPOSED SIGN ON BUILDING



PROPOSED SIGN DESIGN



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: January 25, 2016
ADDRESSES: 2115-2131 Hickory Street
ITEM: Preliminary Review: demolition of an industrial building
JURISDICTION: Lafayette Square Local Historic District; Lafayette Square National Register Historic District, Preservation Review District — Ward 6
STAFF: Betsy Bradley, Cultural Resources Office



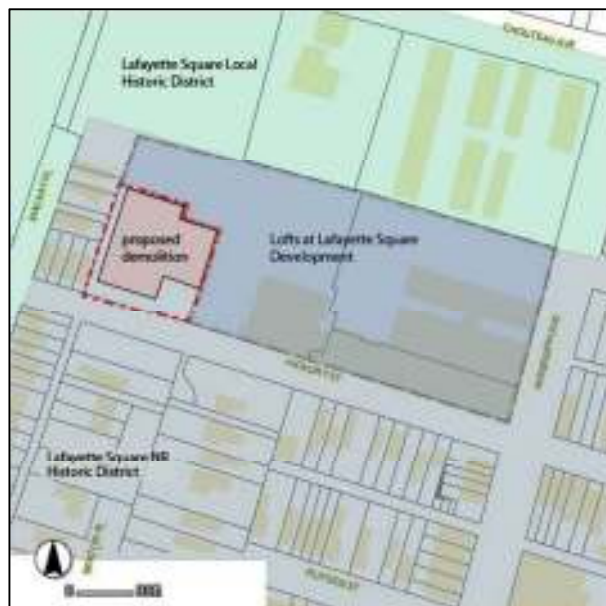
2115-2131 HICKORY STREET

OWNER/APPLICANT:

William A. Markel,
Jeffrey E. Smith Investments, Co. L.C.

RECOMMENDATION:

That the Preservation Board withhold approval of demolition of this Merit Building unless it finds that the denial of demolition would constitute and economic hardship.



THE PROPOSAL:

The current owners applied for a demolition permit for this building, known as the Mar-Chem and Dash Building, in November 2012. After consultation with the Cultural Resources Office, the application was withdrawn. A Preliminary Review application was submitted in September 2015.

RELEVANT LEGISLATION:

The industrial building at 2115-2131 Hickory Street is located in the Lafayette Square Local Historic District. It is a contributing property in the Lafayette Square Historic District listed in the National Register.

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

2115-2131 Hickory is an industrial building constructed ca. 1919 and therefore is included in the construction date range for being a historic building in the Lafayette Square local historic district. It is identified as a contributing building in the Lafayette Square National Register district. Therefore it is a Merit Building per the definitions of the ordinance.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

In terms of the ordinance, 2115 Hickory is Sound. Aerial photographs indicate that the roof is not in good repair and there is evidence of water moving through the brick walls.

2. Structurally attached or groups of buildings.

The one-story extension to the east is considered to be an addition.

- D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The building is located in Lafayette Square, where nearly every building is occupied and property values are relatively high.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The building consists of a ground story with a grid of closely-spaced columns supporting the floor above. The upper level is a tall, nearly double-height space with large windows filled with industrial steel sash. A steel truss system supports the roof and the three large clerestory roof lighting structures.

The building offers a large interior space with expanses of industrial sash filled windows and roof lighting.

The owner has studied the redevelopment of the building, both as office space and as condominiums. A factor that affects both scenarios for reuse is that the building occupies nearly the entirety of the parcel and therefore there is no space for on-site parking. The parking lot immediately north of the building is dedicated to the use of residents of the Lofts at Lafayette Square property.

3. **Economic Hardship:** The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

The owner has provided evidence for economic hardship with regards to both the sale and redevelopment of this property.

The owner has had the property on the market for some time and has presented information on three unexecuted contracts to sell the property since February 2006. During a two-year listing of the property from late 2009 to late 2011, the list price was half that of 2006.

The owner has developed estimated costs for two types of redevelopment of the property:

- 1. Conversion of the building into 20 condominiums with a total development cost of \$6,979,681, with an average selling price per unit of \$182,000, would result in a project with a loss of just over \$3,343,000.**
- 2. Conversion of the building into an office building with a total development cost of \$8,196,033 would result in a property with an estimated building value of \$4,656,427, which would result in a loss on development and sale of the building of \$3,632,700.**

The use of historic tax credits would likely not be feasible for a condominium project. For the more straightforward office conversion, the use of both federal and state historic tax credits could bring approximately \$3,000,000 into the project. Nevertheless, the return on investment would be minimal.

E. Urban Design. The Office shall evaluate the following urban design factors:

- 1. The effect of a proposed partial demolition on attached or row buildings.**
Not applicable.
- 2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.**
- 3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.**

Due to topography, 2115-2131 Hickory is visible mainly from Hickory Street, as it faces a tall retaining wall on the south side of Hickory. Due to parking lots and grade changes, the building is visible from Chouteau. Its presence is compatible with the other shoe factory buildings immediate to the east and maintains the industrial character of most of this block of Hickory that changes only at the west end where four houses stand. The loss of this building would have a very noticeable impact on the integrity, rhythm, balance and density of the blockfront.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

The Jeffrey E. Smith Investment Co., LLC has owned this parcel since 2001.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

The property owner proposes to construct an outdoor amenity area for the residents of the Lofts at Lafayette Square. The current access to the parking area just east of 2115 Hickory would be relocated to the west end of the parcel. A fenced area adjacent to the westernmost loft building would consist of lawns, a gazebo and barbeque area, and a dog park.

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

The project would not be a building that can be judged by factors listed above; it would have the appearance of a private park accessible to the residents of the adjacent property.

4. The proposed use complies with current zoning requirements;

The property is zoned "J," Industrial.

5. The proposed new construction would commence within twelve (12) months from the application date.

The construction schedule is to be determined.

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

The Jeffrey E. Smith Investment Co., LLC owns this parcel and is related in a two-part ownership structure to the Lofts at Lafayette Square, LLC which owns the four parcels that comprise the adjacent property known as the Lofts at Lafayette Square.

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

LAFAYETTE SQUARE HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

ARTICLE 5 DEMOLITION

Comment: Buildings that are deemed significant by Lafayette Square residents and Merit and High Merit by the Cultural Resources Office of the City of St Louis, without regard to chronological age, are considered significant to the character and integrity of the neighborhood. Demolition is strongly discouraged and strictly limited. "Demolition by neglect" will not be tolerated.

500 APPLICATIONS FOR DEMOLITION PERMITS

Not Applicable.

501 VALID REASONS FOR DEMOLITION PERMITS

The primary valid reason for granting a demolition permit is for the removal of an addition or alteration that is not original to the structure, in order to restore the original appearance.

502 INVALID REASONS FOR DEMOLITION PERMITS

502.1 The following are not valid reasons for granting a demolition permit:

- A] Deterioration by neglect, lack of maintenance or failure to properly secure and weatherize the building.
- B] Structural damage or deterioration.

Comment: Owners shall maintain their properties to the minimum standards of the City of St. Louis Building Code.

While the building has not been maintained while it has stood vacant, the current condition of the building is one of many factors that influence the economic feasibility of rehabilitating it for a new use.

ARTICLE 6. VACANT BUILDINGS

600 Vacant buildings shall be protected from deterioration as follows:

- A] Windows and doors that are not weather-tight, at all floor levels, and at all façades, shall be covered by minimum ½-inch exterior grade plywood. The exterior face of the plywood shall be stained or painted. No lettering on the plywood shall be allowed. Plywood shall be maintained free of graffiti.
- B] The roof, gutter and downspouts shall carry the rain water to the ground, and away from the building. The roof shall be replaced or maintained to prevent any leakage.

C] The vacant building shall be secured and maintained as to eliminate further deterioration and vandalism.

At the request of the Cultural Resources Office, the applicant prepared an estimate to “mothball” the 32,000 square-foot building. The cost, which includes a \$100,000 allowance for a new roof, is \$192,000.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office’s consideration of the criteria for demolition led to these preliminary findings:

- 2115-2131 Hickory is a contributing property in the Lafayette Square Local Historic District and the Lafayette Square National Register Historic District, districts recognized for the collection of domestic architecture, landscape architecture and community planning.
- Built as part of the Roberts, Johnson and Rand International Shoe Co. Complex, the ca. 1919 industrial building has a double-height main floor with roof lighting above a ground floor.
- The building is Sound, in terms of the Ordinance.
- The building displays deferred maintenance, particularly at the roof and deterioration of brick in some locations.
- The level of building rehabilitation and occupancy in Lafayette Square is high and, in general, supports the building’s reuse potential.
- The building has features that make it attractive for redevelopment, but it also has no on-site parking to support a redevelopment project.
- The property’s location in a National Register historic district means that historic tax credits could be used to offset the expenses of a rehabilitation project.
- Estimates for rehabilitation for two uses, 20 condominium units and an office building, were submitted in support of the contention that these uses are not feasible.
- The property has been offered for sale for much of the time it has been owned by the applicant, at list prices that have been reduced significantly.
- The loss of this building would have a very noticeable impact on the integrity, rhythm, balance and density of the blockfront.
- The proposed subsequent use of the parcel is to provide outdoor amenity space, which would have the appearance of a private park, for the residents of the adjacent Lofts at Lafayette Square, a commonly controlled property.
- While the building has not been maintained as it has been vacant, its current condition is one of several factors that affect the economic feasibility of its rehabilitation.
- The estimated cost to “mothball” the building is \$192,000.
- The Lafayette Square Historic District Standards state that demolition is “strictly limited.”

- Ordinance #64689 states that the demolition of buildings in several categories shall not be approved except in unusual circumstances that shall be expressly noted.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board not grant Preliminary Approval to the demolition of 2115-2131 Hickory unless it finds that the denial of demolition would constitute an economic hardship.



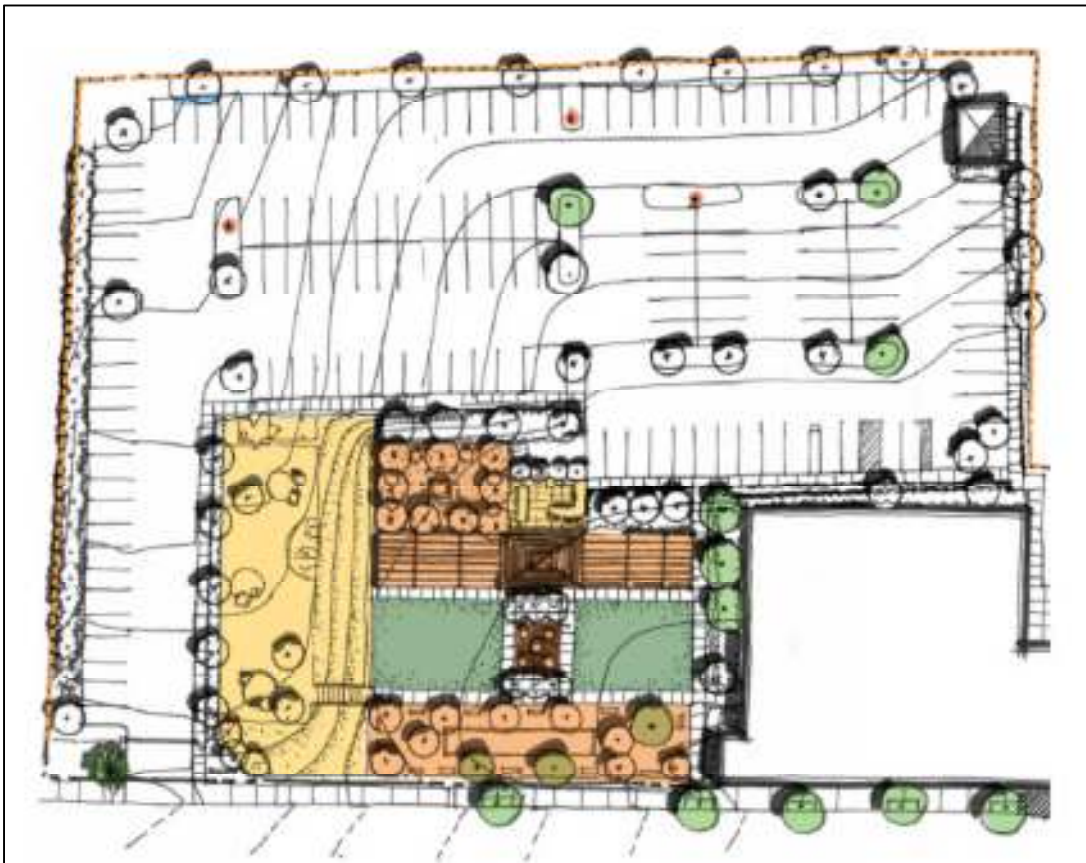
EAST ELEVATION AND ADDITION ON EAST SIDE



WEST ELEVATION



CHOUTEAU ELEVATION



CONCEPT PLAN FOR AMENITY AREA FOR LOFTS OF LAFAYETTE SQUARE RESIDENTS



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: January 25, 2016
ADDRESS: 6105-23 Delmar Boulevard
ITEM: Preliminary Review of new building
JURISDICTION: Skinker-DeBaliviere Certified Local Historic District — Ward 28
STAFF: Betsy Bradley, Cultural Resources Office



PROPOSED 6105 DELMAR BOULEVARD BUILDING

OWNER/APPLICANT:
CLAYCO

RECOMMENDATION:

That the Preservation Board grant preliminary approval to the design if it finds the proposed height justified by the building's location within the district, with the stipulation that final plans and exterior materials are reviewed and approved by the Cultural Resources Office.



THE PROPOSAL

The applicant proposes to build a 14-story building with approximately 210 market-rate apartments and retail space on the ground story facing Delmar. The building would include approximately 210 parking spaces for tenants in internal, structured parking.

The site is a vacant one on the north side of Skinker Boulevard within the Skinker-DeBaliviere-Catlin Tract Local Historic District. This district includes the commercial buildings on both sides of Skinker between Hodiamont and Eastgate, and the south side of Skinker further east to Laurel. In the historic district, Skinker is lined with historic one- to three-story historic buildings. One recently constructed building, the Moonrise Hotel, rises to seven stories.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57688, the Skinker-DeBaliviere Historic District Rehabilitation and New Construction Standards:

RESIDENTIAL APPEARANCE STANDARDS

1. Use: A building or premises shall be used only for the uses permitted in the zoning district within which the building or premises is located; The Historic District Review Committee must be notified of any proposed zoning changes within the Historic District. Use of property in Parkview and in the Catlin Tract, private subdivisions, shall additionally be governed by restrictions specified in their Trust Indentures and other legal agreements.

The property is zoned "F," Neighborhood Commercial.

2. Structures: New Construction or alterations to existing structures. All designs for new construction or for major alterations to the front of the house or premises that require a building permit must be approved by the Landmarks and Urban Design Commission, as well as by the existing approving agencies as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district.

a. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed to within 15% of the average height of existing residential buildings on the block.

Does not comply. The 14-story building has the form of a podium with an L-shaped tower rising above it. The tower meets the street at the east end of the site and is set back at the rear of the podium at the north side. The podium fronts Delmar with a three-story form dominated by a two-story storefront. The building has been massed and designed to address the disparity in heights along Delmar. Its form and location of the tallest portion of the building, echoes that of the Moonrise Hotel, the tallest building on Delmar in the district at this time, which also has an L-form.

b. Location, Spacing and Setback:

New or moved structures shall be positioned on their lots so that any existing rhythm of recurrent building masses to spaces is continued. Existing building lines shall be strictly maintained, with no portion of any building (excepting any open porch, open veranda, open

stone platform, or open balcony) to be constructed beyond the existing building line. Aforesaid open porches or platforms shall not extend beyond the existing front porch line on the block. Existing front porches must remain porches; however, they may be screened.

Mostly complies. The building would fill the entire Delmar frontage, as is the pattern for commercial buildings on Delmar. Part of it would meet the consistent building line on the north side of Delmar on this block. The podium has a shallow angle that widens the sidewalk at the east end of that component.

c. Exterior materials (for permit required work):

Exterior materials when visible from the street should be of the type originally used when the proposed Historic District area was developed: brick, stone, stucco, wood, and wrought and cast iron. Although artificial siding or facing materials are not, in general, compatible, the Historic District Review Committee may be consulted for a list of current, compatible materials and their costs, for use by property owners wishing to improve their buildings.

Complies. Brick, in two dominant red-brown shades, is proposed for the majority of the exterior of the building, including its side and rear elevations. As the building is a contemporary design, secondary materials include concrete board panels as cladding on the podium and upper stories. Cast stone is proposed to clad the east end of the podium. Brick at the storefront would be two accent colors. Metal Juliet balconies and a metal canopy at the storefront level would be accent materials. The lower portion of the third-story podium wall is proposed to be a “green wall,” covered with vegetation.

d. Details (for permit required work):

Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors. Awnings on the front of a house should be canvas or canvas-type materials.

New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc. Complete plans for all proposed new construction or major alterations which require permits must be submitted to the Landmarks and Urban Design Commission for approval.

Mostly complies. The articulation of the building breaks it visually into vertical bays and other elements that are of comparable scale and rhythm to those on historic buildings. Individual window opening proportions are comparable. The larger glazed wall sections are more limited than the other pattern and compatible with the contemporary design.

e. Roof Shapes:

When there is a strong, dominant roof shape in a block, proposed new construction or alteration should be viewed with respect to its compatibility with existing buildings.

Complies. The proposed flat roofs edged with parapets and slightly varied in height meet the standard and complement the design. Flat roofs are common on the commercial buildings lining Delmar.

f. Roof Materials:

Roof materials should be slate, tile, copper, or asphalt shingles where the roof is visible from the street. Incompatible materials are not encouraged. Design of skylights or solar panels, where prominently visible from the street and when requiring a permit, will be reviewed by the Landmarks and Urban Design Commission for their visual compatibility.

Complies. A green roof is proposed for the small section of podium roof east of the main tower; it would not be visible from the street.

g. Walls, Fences and Enclosures:

Front – In Parkview...

Side –

Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron, or dark painted chain link. All side fences shall be limited to six feet in height. In the Catlin Tract, all fences behind the front building line must be limited to five feet.

Not applicable.

h. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along the public sidewalk. No live trees shall be removed for new construction without the approval of the Landmarks and Urban Design Commission. The Historic District Review Committee will keep a directory of recommended landscape materials.

Not applicable.

i. Paving and Ground Cover Materials:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape, and must not cause maintenance problems or hazards for public walkways (sidewalks). Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover in areas bordering public walkways (sidewalks).

Undetermined. The renderings show designed pavement in two colors in front of the building.

j. Street Furniture and Utilities:

All free-standing light standards placed in the front yard of any structure or premises should be compatible with construction in the neighborhood. The design and location of all items of street furniture located on the tree lawn between the sidewalk and the street must be approved by the Landmarks and Urban Design Commission. Where possible, all new utility

lines shall be underground. No commercial or political advertising may occur on the public right-of-way.

Undetermined. The renderings show low planters in what, no doubt, is not a final design.

CONTEXTUAL INFORMATION ON THE CONSIDERATION OF SCALE AND HEIGHT

The Skinker-DeBaliviere Historic Committee has developed revised Skinker-DeBaliviere-Catlin Tract Historic District Standards that are currently under review. They reflect current thinking about compatible new construction, scale and height:

Massing, Scale and Proportions

- The massing, scale and proportions of a new building shall be comparable to that of the adjacent buildings or to the common overall building massing within the block, and on the same side of the street. Compatible massing is determined by height, width, roof shape, and number of stories.
- Compatibility in scale — the overall size and massing of the building — is achieved through comparable heights of cornices, floor-to-ceiling heights; heights of first floors above grade, and the dimensions of dormers, window and door openings, and other such components of the design.
- Proposed variations from compatible heights should have a rationale derived from the building's use or based on its location within the district.

The last point acknowledges that not every project and location should be treated in the same manner. The project's intent to provide transit-oriented market-rate development may justify consideration of a scale that is less comparable to the existing historic buildings.

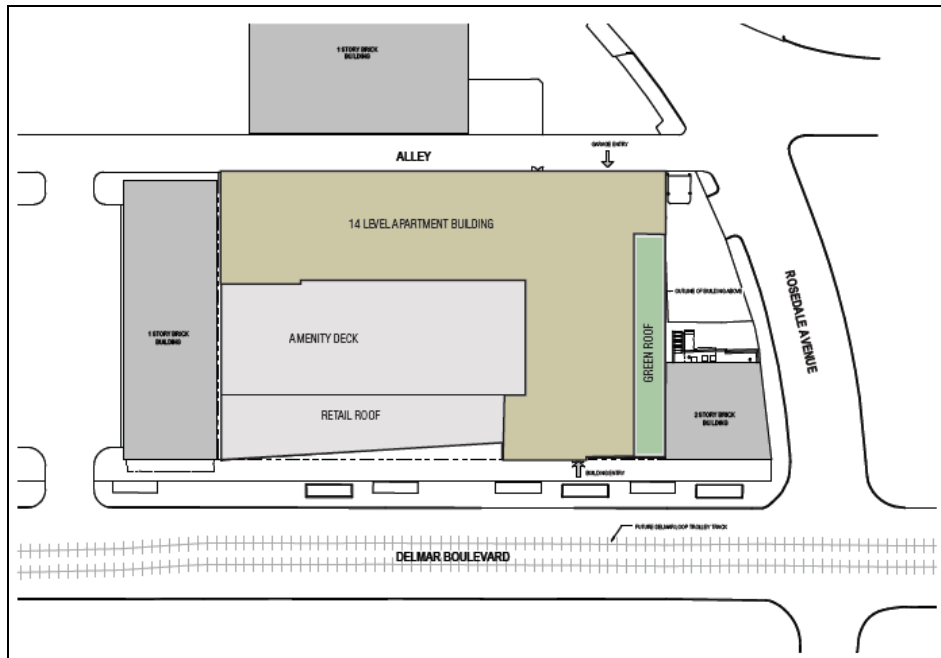
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Skinker-DeBaliviere Historic District standards for new construction led to these preliminary findings.

- 6105-23 Delmar is located in the Skinker-DeBaliviere Local Historic District.
- The new building with approximately 200 market-rate apartments and commercial space would occupy one of the largest parcels on the north side of Delmar Avenue and is located near the Delmar MetroLink station at Hodiamont.
- The building, proposed to be 14 stories tall, would have a three-story podium facing Delmar that will be commercial space. An L-shaped tower raising the full height would meet the street near the east end of the building and extend across the back of the podium.

- The proposed building does not meet the existing historic district standards for height, which requires a nearly comparable height to adjacent historic buildings with less than a 15 percent difference. Flanking buildings are two- and three-stories in height; the tallest building on the blockfront, several parcels to the east, is the seven-story Moonrise Hotel.
- Scale, also a consideration in the historic district standards, is addressed by the complex massing of the building. The common proportions for the tower, in terms of height and width, the low-rise podium, and the mix of materials minimize the scale of the building as it would be experienced from within the historic district.
- The proposed building mostly meets the standards for siting as it fills the frontage on Delmar and some of it would be at the building line.
- The proposed use of brick for nearly all of the exterior walls meets the standards for materials. Accent materials are appropriate for the contemporary design and meet the standards.
- The proposed building mostly complies with the standards for details, as its elements are compatible with existing buildings and refer to the scale and proportions of bays and windows.
- The proposed building complies with the standards for roof shape and materials.
- Standards for walls and fences, and landscaping, are not applicable for this project. The paving design and street furniture components merit further study for compatibility with the district streetscape.
- While the existing historic district standards do not support a building of this height within the historic district, the draft revised standards point out that a new building's use and location within the district – in this case, transit-oriented market-rate apartment construction – merit consideration.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the design if it finds the proposed height justified by the building's location within the district, and with the stipulation that final plans and exterior materials are reviewed and approved by the Cultural Resources Office.



SITE PLAN



LOOKING NORTHEAST



COMMERCIAL PORTION ON DELMAR



MAIN ENTRANCE



BIRD'S EYE VIEW LOOKING NORTHEAST



EAST AND NORTH FAÇADES, LOOKING SOUTHWEST



PROJECT SITE AND FLANKING BUILDINGS



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

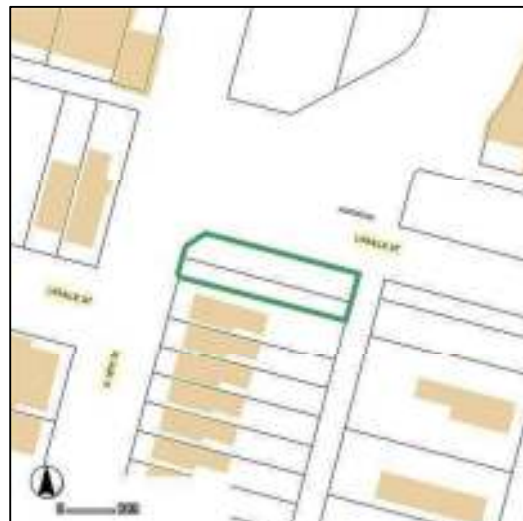
DATE: January 25, 2015
ADDRESS: 1022 S. 18th Street
ITEM: Preliminary Review: New construction, single-family house
JURISDICTION: Lafayette Square Certified Local Historic District — Ward 6
STAFF: Bob Bettis, Cultural Resources Office



1022 S. 18th STREET

OWNER/APPLICANT
Henry Owens

RECOMMENDATION:
That the Preservation Board grant preliminary approval to the proposed new construction as the proposal meets the Lafayette Square Historic District Standards.



THE PROPOSAL:

The applicant proposes to construct a single-family house on a vacant lot in the Lafayette Square Local Historic District

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS

303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL EXAMPLE

303.1 Historic Model Example

In order to be consistent with the historic character of the district, each new residential building shall be based on an Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

The applicant is proposing to use a HME that is located at 1122 South 18th Street.

303.2 Site Planning

A] Alignment and Setback

- 1) New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.
- 2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.
- 3) New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.
- 4) The existing grades of a site may not be altered beyond minor grading to affect water runoff.
- 5) The setback requirements are not intended to disallow construction of alley or carriage house type new construction.
- 6) Ancillary buildings shall be placed to be the least visible from public streets.
- 7) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.
- 8) No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

The site plan meets the standards for alignment and setback.

303.3 Massing and Scale

- A] The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.

The massing will be tall, narrow and deep, as appropriate for a single-family house in the Square, and two stories in height, as are most of the houses on South 18th Street

- B] The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.

The foundation will be raised to reflect the height of that of the HME.

- C] The HME and new building shall appear to be the same number of stories as other buildings within the block front. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.

Complies.

- D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

The height of the new house will replicate that of the HME.

- E] The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

The design complies with these requirements.

303.4 Proportions and Solid to Void Ratio

- A] The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.

- B] The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.

- C] The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.

Complies with all requirements.

303.5 Exterior Materials and Color

- A] Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.

The front foundation will be simulated limestone with mortar joints.

- B] As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.

Complies.

- C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.

All exterior walls of the proposed house will be brick above the concrete and stone veneered foundation.

- D] The materials of the primary façade of new construction shall replicate the stone or brick of the HME.

- 1) A stone façade shall use the stone of the HME. It shall have smoothly dressed stone cut into blocks with the same proportion as that of the HME, be laid with the same pattern, and have the same dimension of mortar joints. The stone façade shall have the same depth of return on the secondary façades as the HME.

The HME has a brick front; details will be duplicated in the new construction.

- 2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.

- (a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, 2 2/3" x 8" x 4", or be based on an HME. No brick façade will display re-used brick of varying colors and shades.

- (b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.

- (c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.

Brick will be used on side and rear walls. Window heads and sills will replicate those of the HME.

- E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.

All exterior walls will be brick.

- F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction.

None of these materials are proposed.

- G] The materials identified above may be combined with modern construction techniques in the following ways:

- 1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.
- 2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.

The proposed house will be wood-framed with brick installed as a veneer.

303.6 Windows

- A] Windows in the HME and their sash will be the model for windows in new residential construction. The size and location of window openings in the HME will be replicated on the primary façade.

Windows of the front and south elevations will match those of the HME.

- B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the dimensions and positions of those in the HME.

- C] Window Sash

- 1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.

- D] Materials

- 1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.
- 2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.
- 3) Vinyl sash is prohibited.
- 4) All glazing will be non-reflective glass.
- 5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.

The windows to be used on the façades will have arched heads: semi-circular on the first story, and segmental on the second, following the HME. The windows will be approved by the CRO as to materials, dimensions and profiles similar to those of the HME, and have the correct brick mold.

- F] Windows in secondary and rear façades that do not face the street should have the proportions and size based on the HME. The operation of the window sash and material is not regulated, other than not being vinyl.

The proposed windows on the north are appropriate for historic fenestration patterns that face a street.

- G] Bathroom windows in private secondary and rear façades may have frosted glass. Historical examples include glue chip and machine textured glass.
- H] Storm Windows and screens, as on historic buildings, are allowed on the interior of primary public façade windows and on the exterior and interior of other façade windows. Other stipulations in Sections 203.1(D) and 203.2(D) apply here as well.

The windows will comply with material standards.

303.7 Doors

- A] Doors on the primary and secondary street façades must be based on the HME and meet these requirements:
 - 1) Be a minimum of 7 feet in height.
 - 2) If the front entry door of the HME is set back from the façade, new construction must replicate this condition and replicate any panel reveals of the HME.
 - 3) All entry doors on street façades must have a transom, transom bar and transom sash, based on the HME.
 - 4) Slight modifications to the entrance design of the HME may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing clear hinges.

Complies. The doorway is appropriate for the design of the building.

- B] Clear and non-reflective glazing shall be used in street façade doors and transom sash.

Complies.

- C] Accessibility to residential buildings is encouraged and can be obtained through the selection of an HME, entrance design, the placement of actual floor levels, and other design choices.

Not applicable.

303.8 Cornices

- A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:
 - 1) Crown molding, if used must be a minimum of five and one quarter inches (5 ¼") in height.
 - 2) Dentil molding, if used must be a minimum of four inches (4") in height.
 - 3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.

- B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.

The cornice of the HME will be replicated in scale and design and profile, including a return on the sides. Additional detail and a mock-up of the proposed cornice have been submitted.

303.9 Roofs

- A] The form of the roof must replicate the HME.

- B] Visible roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, solar panels, etc.
- C] Roofing Materials
- 1) Visible roofing material shall be limited to the following:
 - (a) Slate,
 - (b) Synthetic slate where slate is used on the HME,
 - (c) Asphalt or fiberglass shingles, standard three tab design of 23 pounds per square minimum construction,
 - (d) Standing seam, copper or refinished sheet metal roofing only as gutters and ridges; all metal roofs are not allowed,
 - (e) Plate or structural glass on an appendage.
 - 2) Visible roofing material not permitted includes the following:
 - (a) Wood shingles, or composition shingles resembling wood shingles or shakes
 - (b) Roll roofing or roofing felts
 - (c) Metal roofing
 - (d) Vinyl or other polymeric roofing
- D] Gutters and Downspouts
- 1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:
 - (a) Copper; painted or allowed to oxidize.
 - (b) Galvanized metal, painted.
 - (c) Aluminum; finished as a non-reflective factory-finish

Complies with all requirements.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for construction, 1022 South 18th Street, is located in the Lafayette Square Local Historic District.
- The applicants have proposed a Historic Model Example for the new house which has been approved by the Cultural Resources Office.
- Final material choices have not been made, but the applicant intends to comply with the requirements of the Historic District Standards.
- The architect is preparing final changes to the drawings that the Cultural Resources Office has requested. They will be presented at the Board meeting.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the design, with the stipulation that final plans and exterior materials are reviewed and approved by the Cultural Resources Office.



HISTORIC MODEL EXAMPLE



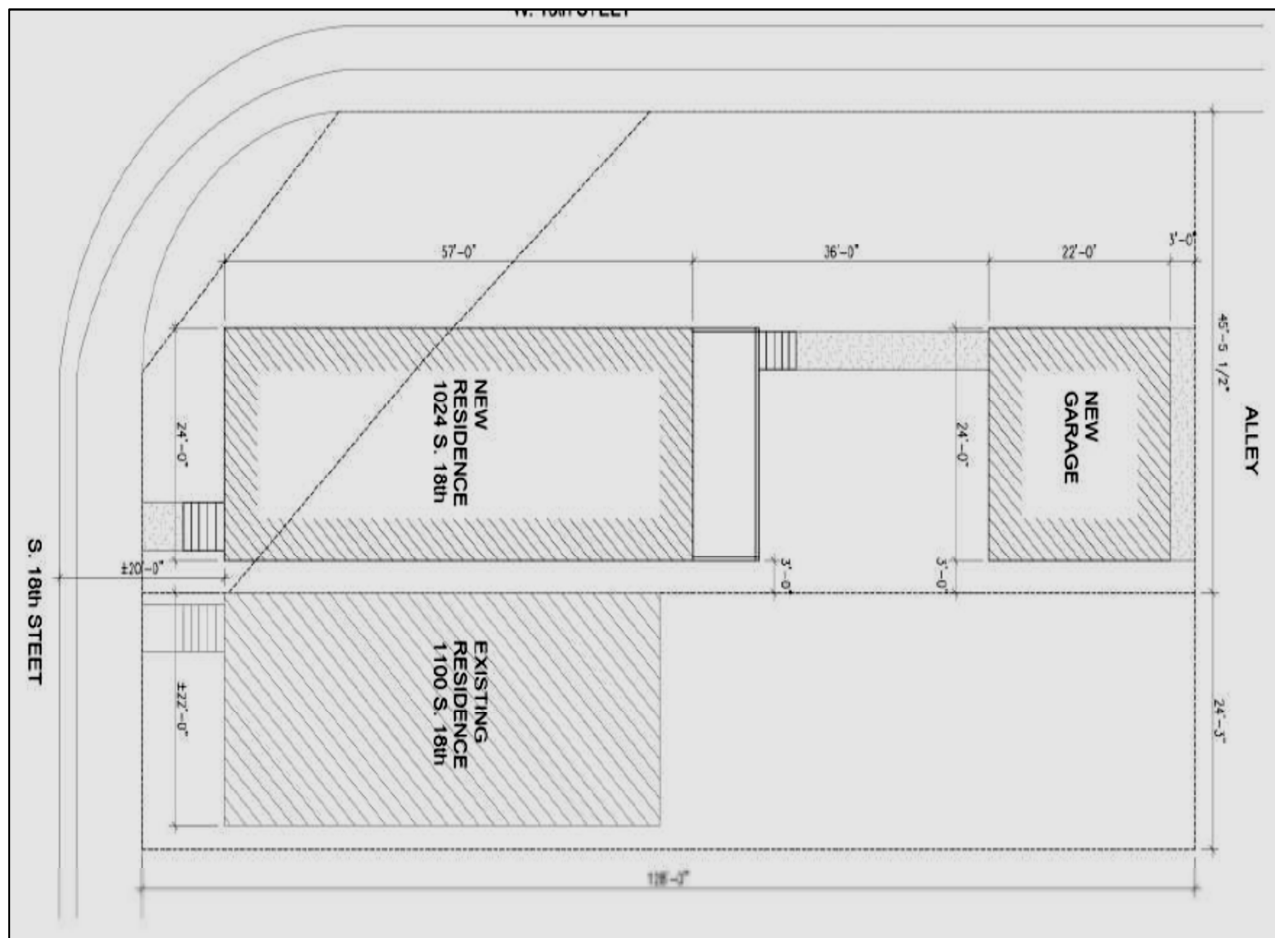
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SITE PLAN



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: January 25, 2016
ADDRESS: 4205 Maryland and 345 Whittier Street
ITEM: Preliminary Review: Demolish house at 4205 Maryland Avenue and commercial building at 345 Whittier Street for construction of MSD's Gaslight Square Sewer Improvement Project.
JURISDICTION: Central West End Local Historic District — Ward 18
STAFF: Betsy Bradley, Cultural Resources Office



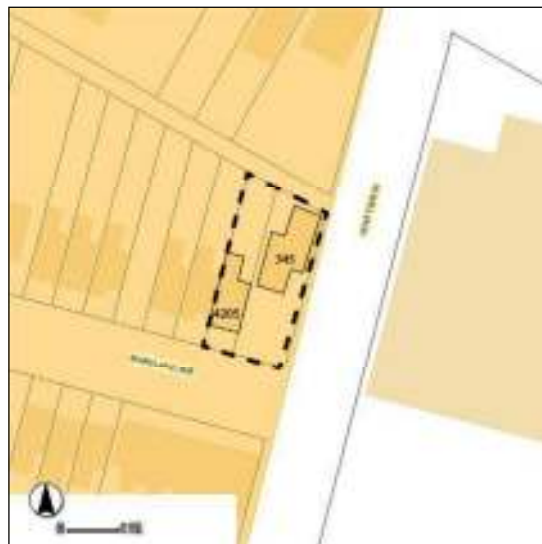
345 WHITTIER AND 4205 MARYLAND AVENUE

OWNER/APPLICANT:

Felita Middleton, Charles & Regina Bass
Richard L. Wilburn, Jr., URS on behalf of
Metropolitan St. Louis Sewer District

RECOMMENDATION:

That the Preservation Board grant Preliminary Approval as the project will correct a serious sewer problem and the proposed location is the only viable site in the vicinity.



THE PROPOSAL:

The Metropolitan St. Louis Sewer District has been addressing the problem of inadequate sewage management in the Whittier Street area and has concluded that a new pumping station is the best solution. Its Gaslight Square Sewer Improvement Project will make use of two parcels: 345 Whittier at the corner of Maryland and Whittier, on which a commercial building stands, and the adjacent lot at 4205 Maryland where a single-family dwelling stands.

The visible portion of the installation will consist of a generator in a metal cabinet, and perhaps a fuel tank, a concrete pad, a control panel cabinet and aluminum hatches and manhole covers at grade, positioned just south of the alley north of Maryland near Whittier Street; these elements will be enclosed with a 6-foot wrought-iron security fence. Vehicular access will be via an existing curb cut — to be somewhat widened — via a concrete driveway. A parking pad will be south of and adjacent to the fenced area. There will be no above grade components in proximity to the front portion of the adjacent residence or close to the Maryland Avenue cul-de-sac; the southern portion of the property is proposed to be landscaped as a bioretention cell with native plants. This preliminary review addresses both the demolition of the two buildings and the design of the new facility.

This proposal was considered at the September Preservation Board meeting. Preliminary approval was not granted at that time. Since September, MSD has been consulting with the neighborhood and has reached agreements with both property owners for the purchase of their properties.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Historic District:

V. Demolition

Buildings identified as contributing properties in the Central West End *Certified Local Historic District* are considered historically significant to the character and integrity of the historic district. However, construction continued after the period of significance identified for the district and those buildings may also be architecturally significant, having become part of the historic character of the Central West End. Any of these buildings determined eligible for listing in the National Register of Historic Places by the State Historic Preservation Office or that are determined by the Cultural Resources Office to be Merit or High Merit properties are also historically significant. All architecturally and historically significant buildings are an irreplaceable asset, and as such their demolition is not allowed without a specific recommendation for demolition from the Cultural Resources Office, a full hearing by the Preservation Board, and approval by that Board.

When reviewing any application for demolition within the historic district, the Cultural Resources Office shall consider the following criteria:

1. Its architectural quality and special character, if any;

345 Whittier is one-story brick commercial building erected during the late 1920s. Brick piers divide the façade into four bays and a tall parapet has a basket-weave pattern of brick. The storefront bays have been infilled. A one-bay wide addition stands on the south side of the main building, set further back from the street. This

building is considered to be a Merit building as it is a contributing building in the Central West End Certified Local Historic district.

4205 Maryland is a three-story single-family dwelling erected ca. 1900. The brick building is terminated by a front-facing gambrel roof form that fronts a third-story clad with lapped siding. A full-width front porch and an angled-bay window at the second story dominate the façade. This building is considered to be a Merit building as it is a contributing building in the Central West End Certified Local Historic district.

While both 345 Whittier and 4205 Maryland are Merit buildings in the historic district, they do not have any special character or exceptional architectural quality. The commercial building on Whittier is very typical of the one-story commercial buildings erected during the 1920s. The house on Maryland has many of the elements common on buildings of its era built on the block west of Whittier. Two other houses on that block have gambrel-roofs facing the street, as well as the full-width porches and wide bay windows on the second story.

2. Condition of the building;

The condition of the buildings is not known to be a reason for demolition. They are considered to be Sound in terms of Ordinance 64689.

3. Its presence in the historic district, as in its relative visibility;

Of course, the loss of the buildings and the new installation would be visible to property owners and pedestrians in the immediate vicinity. Maryland Avenue is a cul-de-sac at Whittier and the visual presence of 4205 Maryland is somewhat reduced by that traffic pattern. It is visible from Whittier, as is the commercial building. North-bound traffic on Whittier is directed east on McPherson Avenue, one block to the north, and is not a particularly high-volume street north of the entrance to the Schnucks parking lot opposite the cul-de-sac of Maryland Avenue.

4. The immediate setting;

Whittier is the eastern boundary of the Central West End historic district. The large Schnucks grocery store on the east side of Whittier, opposite the commercial building, makes the immediate setting one that does not have as strong an historic context as most of the district.

5. The impact of its removal on the urban fabric; and

The effect of the loss of the two Merit buildings on the urban fabric would be a relatively small change on the west side of Whittier, in terms of the much more dominant modern shopping center and Schnucks store on the east side of Whittier. While Whittier is the logical boundary for the district, the properties on that street are varied and include new construction at Lindell and McPherson. On Maryland, 4205 is the easternmost house on the north side of the street.

6. Any construction proposed to replace it.

The pumping station and storage capacity that will be provided will be almost entirely underground. The presence of the pumping station would be that of a

public utility facility consisting of a group of metal cabinets and boxes enclosed by a wrought-iron security fence and flanked by an off-street vehicle driveway and parking pad. The above-grade elements will be positioned on the alley half of the two parcels it will occupy.

Ordinance 64832 includes the most recently adopted set of criteria that used to determine whether it is in the city's interest to approve or deny the proposed demolition.

The criteria in that ordinance are addressed above, except for:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

- D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.
2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.
3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

These criteria address the ability of the properties to be maintained in their current use and, in the case of the commercial building, rehabilitated. The conditions in the Central West End would support such use and reinvestment, as would nearly any properties selected for this utility project in the area where the pumping station needs to be located.

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable.

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Central West End Historic District standards for demolition, as well as the demolition review criteria from Ordinances 64689 and 64932 led to these preliminary findings.

- The Metropolitan St. Louis Sewer District has carefully sited the project for maximum efficiency and to solve serious sewer problems.
- The two properties proposed for demolition, 345 Whittier and 4205 Maryland, are Merit properties in the Central West End Historic District. Nevertheless, neither property exhibits any special character or exceptional architectural significance.
- The condition of the buildings is not known to be a reason for demolition. They are considered to be Sound in terms of Ordinance 64689.
- The buildings are located at the eastern edge of the historic district; 4205 Maryland is at the end of a cul-de-sac and 345 Whittier is opposite the Schnucks grocery store.
- The buildings on the west side of Whittier at the edge of the historic district include new construction, a historic building and its parking lot, and the historic buildings in question. Whittier is not a high-traffic street other than to provide access to the Schnucks parking lot.
- The impact of the loss of the buildings on a portion of the district that does not have a strong historic character would not introduce a less-cohesive streetscape; rather, it would be part of the varied character at the edge of the district.
- The project area lacks the strong historic context of most of the Central West End Historic District, and is therefore a site for the MSD project that would have the least impact on the historic district, while serving properties in that district.
- The project location was determined by many factors related to its function that would affect its long-term usefulness and need to serve the immediate vicinity.
- The proposed construction would have a visible presence at the corner of Maryland and Whittier, even as most of the utility components of the pumping station would be below grade and the above-grade portion would be adjacent to the alley.
- The above-grade portion of the facility would be enclosed by a wrought-iron security fence; a paved vehicular access drive and parking pad would be adjacent to it. The property would be landscaped as a bioretention cell.

- The demolition review criteria of a redevelopment plan adopted by ordinance, neighborhood effect and reuse potential, commonly-controlled property and accessory structures are not applicable for this review.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval to the demolition of the two Merit buildings as the Metropolitan St. Louis Sewer District has carefully sited the project for maximum efficiency and to solve serious sewer problems; as the site is in a portion of the Central West End Local Historic District that has a varied character; and as the project would not introduce the loss of historic buildings into a strong historic streetscape nor cause the loss of buildings with special architectural quality. The Cultural Resources Office also recommends that the final design of the landscaping for the site be reviewed and approved by the Office.



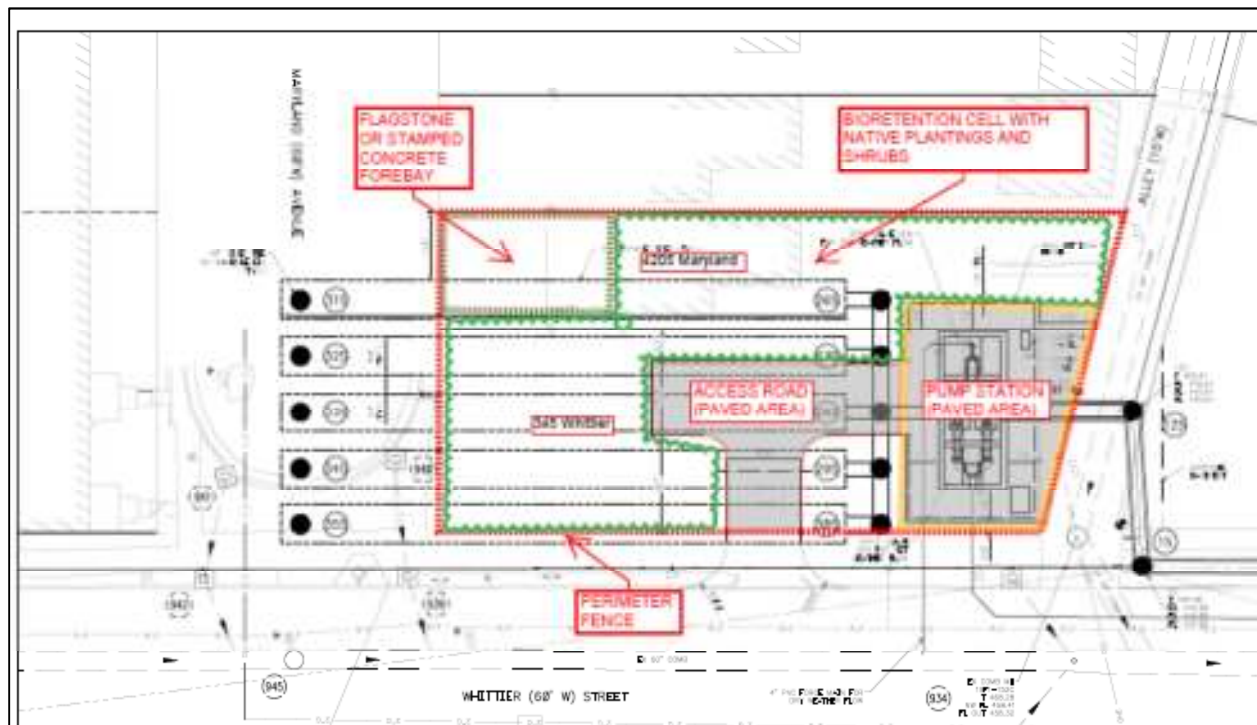
4205 MARYLAND



345 WHITTIER, LOOKING NORTHWEST



PROJECT SITE, LOOKING SOUTHWEST



SITE PLAN, NORTH TO RIGHT



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: January 25, 2016
ADDRESS: 2245-47 S. Grand Boulevard
ITEM: Appeal of Director's denial to install a mural
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



2245-47 S. GRAND BLVD.



OWNER/APPLICANT:

L'Origine Commons LLC/Cevin Lee

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the mural does not comply with the Shaw Historic District Standards.

THE CURRENT WORK:

The owner applied for a permit to install a mural on the side of the building at 2245-47 S. Grand Boulevard. The proposed mural would be created by installing 35 changeable panels. The mural would be 36 feet wide and 31 feet tall at its highest point, and follow the shape of the side parapet and roofline. The proposed installation would require that over 300 holes be drilled into the brick on the south side of the building. The permit was denied as the mural does not meet the Shaw Neighborhood Historic District standards. The owner has appealed the decision. This is the same property for which the Board approved an artistic fence design in October 2015.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

Residential Appearance and Use Standards

D. Details:

Architectural details on structures shall be maintained in similar size, detail and material. Architectural details on new or renovated buildings shall be compatible with existing details in terms of design, materials and scale.

Does not comply. The proposed mural does not comply with the historic district as it would introduce a new element that is not compatible with the design and scale of the building, and makes a side wall an attention-getting feature. The damage to the brick that would be incurred by the installation plan is of concern. The shape of the proposed mural, which would echo the parapet and roof, would alter the historic character of the building.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Shaw Neighborhood District standards and the specific criteria for walls on a visible facade led to these preliminary findings:

- 2245-47 S. Grand Boulevard is located in the Shaw Neighborhood Local Historic District.
- The proposed mural is 36-feet wide and 31 feet tall at its highest point.
- The proposed panel installation would result in the drilling of over 300 holes in the historic brick wall.
- The extension of the mural into the parapet area creates an odd configuration and will increase the size and visual dominance of the mural.
- The applicant has not provided a representation of the design of the mural.
- Revision of the size, shape and method of attachment could bring this project into compliance with the standards.

Architectural drawing of a building footprint with dimensions. The drawing shows a complex shape with a yellow section on the right and a grey section on the left. Dimensions are provided in feet and inches.

Overall dimensions and key measurements:

- Overall width: 82' 7"
- Overall height: 28' 8 13/16"
- Left section width: 14' 8 3/16"
- Left section height: 14' 8 3/16"
- Left section width (top): 19' 10 1/2"
- Left section height (top): 13' 3/8"
- Left section width (bottom): 27' 8 13/16"
- Left section height (bottom): 24'
- Right section width: 36'
- Right section height: 28' 8 13/16"
- Right section width (top): 17' 3 1/4"
- Right section height (top): 7' 3 3/16"
- Right section width (bottom): 6' 8 1/2"
- Right section height (bottom): 7' 9 3/4"
- Right section width (bottom): 5' 4"
- Right section height (bottom): 8' 10 3/4"

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: January 25, 2016
ADDRESS: 54 Westmoreland Place
ITEM: Appeal of Director's denial to demolish an historic brick wall
JURISDICTION: Central West End Certified Local Historic District — Ward 28
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



54 WESTMORELAND PL.

OWNER:

Terry & Jane Flanagan

APPLICANT:

Just Wooden Fences/Walt Thorngren, P.E.

RECOMMENDATION:

That the Preservation Board uphold the Director's denial of the demolition of the wall, as it does not comply with the Central West End Historic District Standards and require that the wall be replicated.



THE CURRENT WORK:

In late November, the applicant applied for a permit to remove and install a wood fence at 54 Westmoreland Place. During construction, the Cultural Resources Office received a complaint that an historic brick wall at the property was being demolished. The office issued a Stop Work Order for the project, but the wall had been removed at that point. The applicant has now applied for a permit for the demolition that occurred without a permit. The permit was not approved as the demolition does not meet the Central West Historic District standards.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69432, the Central West End Historic District:

III. RESIDENTIAL AND INSTITUTIONAL DESIGN STANDARDS

Site Work

A. Walls, Fences and Enclosures

Walls, fences, gates and other enclosures form an important part of the overall streetscape. Original or historic walls, iron fences and gates, gatehouses, and other enclosures, as well as arches and other historic architectural features, shall always be preserved through repair and maintenance. When non-original or non-historic retaining walls or tie-walls require replacement, the original grade of the site shall be returned if feasible or more appropriate materials shall be used. New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought-iron or evergreen or deciduous hedge when visible from the street, as is consistent with the existing dominant materials within the historic district.

Does not comply. The brick wall that was demolished appears to have been original to the house. The wall was a highly visible feature of the property, as it ran from the rear corner of the building to the drive at the alley, along Union Blvd. The historic district standards do not allow demolition of original or historic walls.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 54 Westmoreland Place is located in the Central West End Local Historic District.
- The applicant removed the historic brick wall without a permit, during the demolition and installation of a wood fence.
- The removal of the historic brick wall was in violation of the Central West End Historic District standards which require the preservation and maintenance of historic walls.
- The brick wall, which appears to be an original feature of the house, was highly visible and an important historic element in the streetscape of Westmoreland Place's presence on Union Blvd.

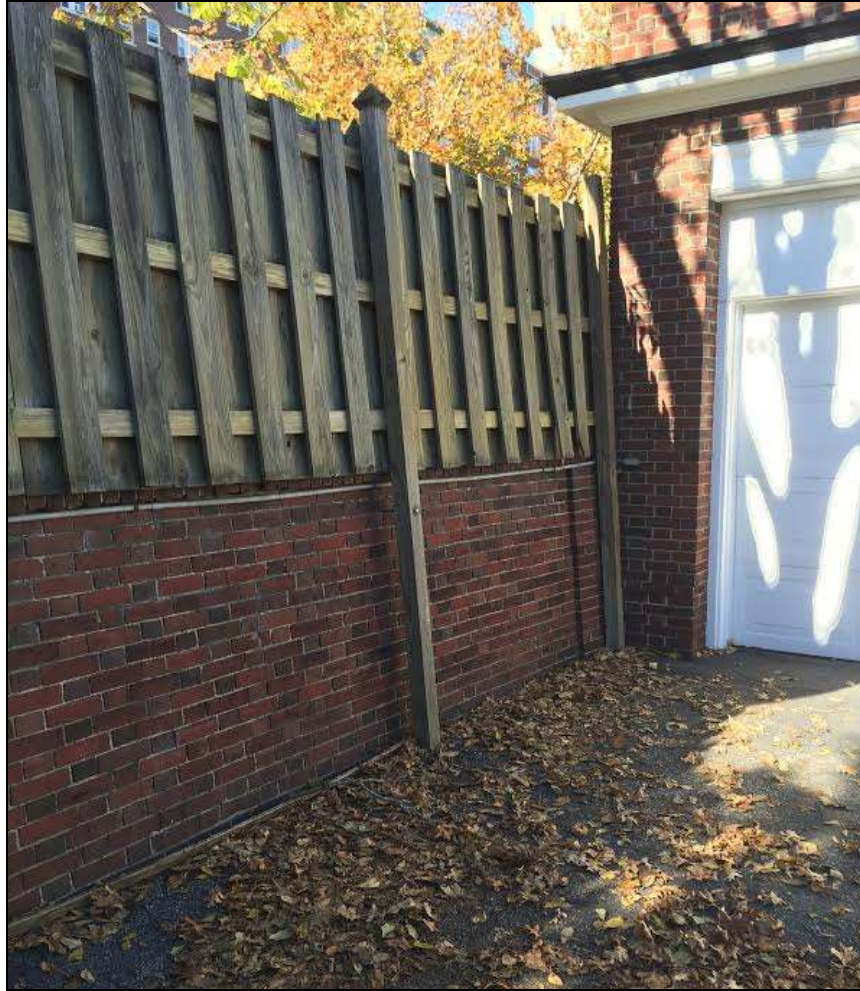
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application for the demolition of the wall, as it does not comply with the Central West End Local Historic District standards, and require that the historic wall be replicated.



GOOGLE PHOTO OF WALL BEFORE DEMOLITION



LOOKING ALONG HOUSE TOWARDS WALL



WALL AND PREVIOUS WOOD FENCE BEFORE DEMOLITION



CURRENT FENCE WITHOUT WALL



DATE: January 25, 2016
ADDRESS: 815 Ann Avenue
ITEM: Appeal of the Director's denial of a wall sign
JURISDICTION: Soulard Certified Local Historic District — Ward 7
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



815 ANN

APPLICANT:
Landmark Sign Co./Jim Lisardi

RECOMMENDATION:
That the Preservation Board overturn the Director's denial of the signs if it feels that the scale of the sign proposed for the 7th Street façade is appropriate in this instance.



THE CURRENT WORK:

The applicant applied for a permit to install two (2) non-illuminated signs on the building at 815 Ann. The wall sign facing Ann meets the historic district standards. The proposed wall sign facing 7th Street is 2.5 feet by 31 feet, a total of 77.5 square feet. The maximum sign area per street façade under the historic district standards is 40 square feet. The application was denied as the 7th Street sign does not meet the Soulard Historic District standards.

RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, the Soulard Historic District:

207.7 Signs

Comment: These Standards do not require existing signs which are well maintained to be replaced or removed. Commercial signs are defined as signs which advertise, direct, or attract attention to a commercial use or which serve a commercial purpose.

Permanent Commercial Signs

Commercial signs at structures serving a residential purpose at the time of adoption of these Standards are prohibited unless a conditional use permit is obtained. If such a permit is obtained, the sign shall not be more than 2 square feet in size.

Comment: Section 207.7 (1)(2) shall apply instead of 207.7 (1)(1) if it can be shown by Model Example that the structure is appropriate for commercial use. Applications for conditional use permits are available through the City Building Division.

Commercial signs at structures serving a commercial purpose at the time of adoption of these Standards shall not exceed 40 square feet on each public facade or 10 percent of the area of each public facade, whichever is smaller. Each side of a protruding sign counts toward the 40 square feet so they may not be more than 20 square feet or 5 percent of the surface area whichever is smaller.

Signs must be compatible with existing architectural details.

Signs shall be restricted to those identifying the names and/or businesses and principal products of the person or entity occupying the structure.

Signs may not be placed in the following locations:

- On a mansard;
- On a parapet;
- On a rooftop;
- On the slope of an awning;
- In a location which obscures significant architectural details such as cornices, windows, sills, or doors;
- On a pole; or
- On any site separate from the building.

Signs may only be lit by fixed steady front lighting. Back lighting is prohibited.

Signs must be fixed and silent.

Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.

Partially complies. The sign proposed for the Ann Avenue side of the building conforms to historic district standards. The sign proposed for the 7th Street side of the building does not comply as it is almost double the square footage allowed under the standards.

PRELIMINARY FINDINGS AND CONCLUSION:

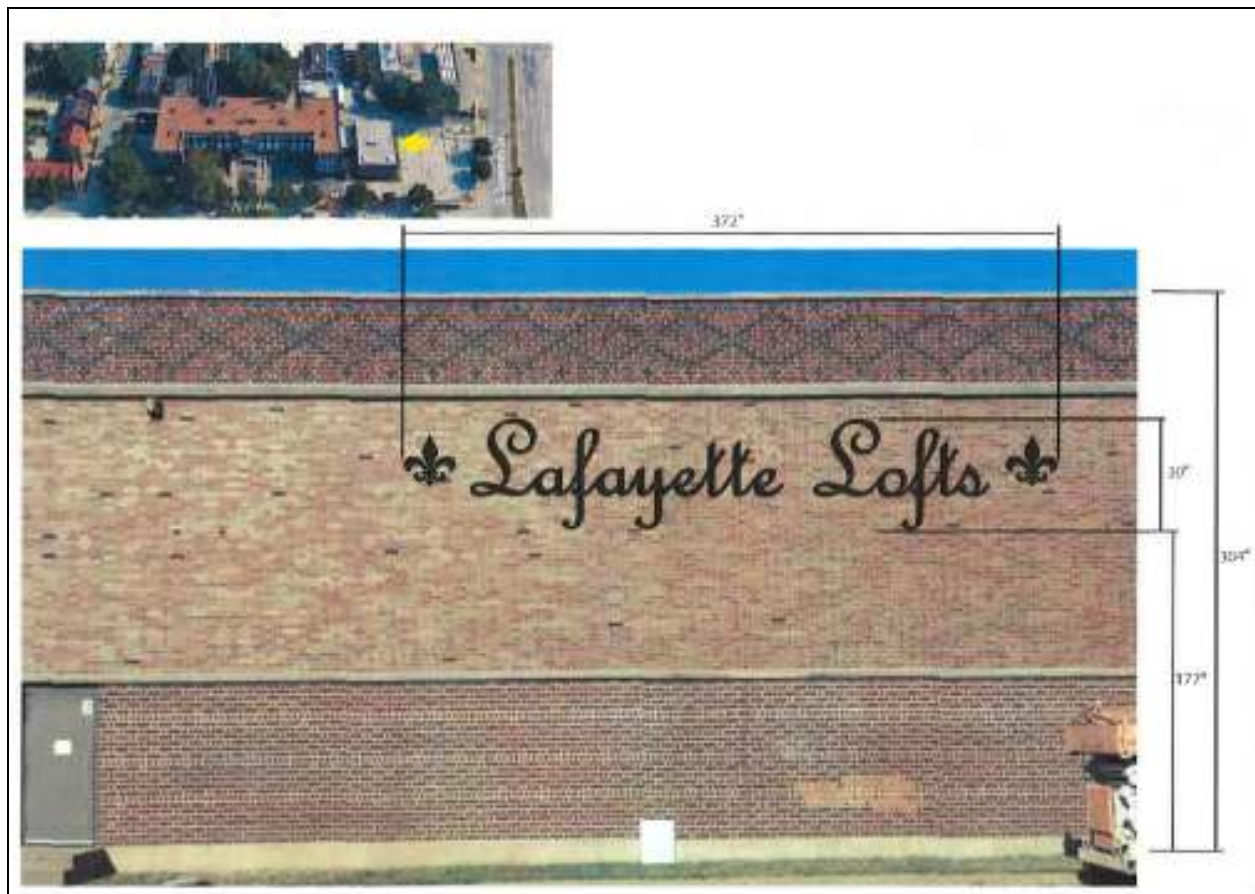
The Cultural Resources Office's consideration of the Soulard Historic District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 815 Ann Avenue is located in the Soulard Local Historic District.
- The owner proposes to install two non-illuminated wall signs on the building.
- The proposed sign on the Ann Avenue façade conforms to the Soulard Historic District standards.
- The sign proposed for the 7th Street façade, which would be placed on the wall of the gymnasium, is 2.5 feet by 31 feet, a total of 77.5 square feet. This is nearly twice the maximum area allowed under the historic district standards.
- As the sign identifies the entire building, and is proposed on a large wall with no openings, there may be some justification to the 40 square foot maximum size, but perhaps not as much as is being requested.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board overturn the Director's denial of the application for the installation of the signs if it feels that the scale of the sign proposed for the 7th Street façade is appropriate in this instance.



7TH STREET ELEVATION



PROPOSED SIGN LOCATION



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

I.

DATE: January 25, 2016
ADDRESS: 1615 Hampton Avenue — WARD: 24
ITEM: Nomination to the National Register of Gratiot School
STAFF: Bob Bettis, Preservation Planner



1615 HAMPTON AVENUE

PREPARER:

Andrew Weil, Landmarks Association of St. Louis

OWNER:

St. Louis Public School System

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion C.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

Gratiot School is eligible for listing in the National Register of Historic Places under Criterion C for Architecture. The building is locally significant because it is a rare example of early school design in St. Louis and illustrates the manner in which the St. Louis Public School Board constructed small, but easily expandable schools in areas of the City that were still developing and poised for growth. These smaller schools that were constructed in what were then outlying areas were usually replaced, or in some cases completely absorbed into larger buildings as surrounding neighborhoods matured and population grew. As such, early schools such as Gratiot that predate the building boom of William Ittner's tenure in the 1890s and 1910s and that remain with their original designs essentially intact are rare survivals. The school has additional significance because it is one of only two surviving schools (out of sixty that once existed) designed by master architect H. William Kirchner. The school possesses integrity of design, materials, location, and craftsmanship.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion C.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

J.

DATE: January 25, 2016
ADDRESS: 700-720 North Tucker Boulevard — Ward: 5
ITEM: Nomination to the National Register of the Midwest Terminal Building
STAFF: Bob Bettis, Preservation Planner



700-720 NORTH TUCKER

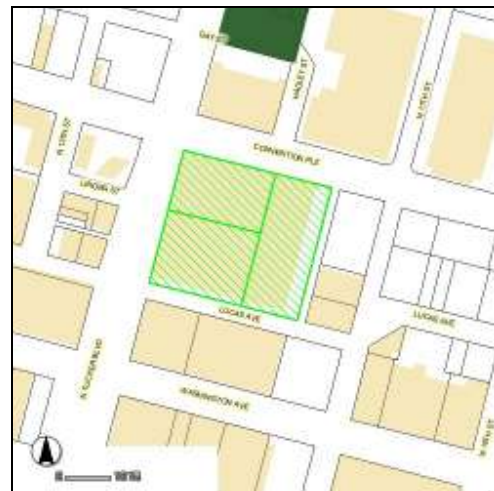
PREPARER:

Matt Bivens/Lafser & Associates

OWNER: Globe Building Company

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria A and C.



Relevant Legislation:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Midwest Terminal Building at 700 North Tucker Boulevard is eligible for local listing in the National Register of Historic Places (NRHP) under Criterion C in Architecture and Engineering, with additional significance under Criterion A in Military history. This multi-story buff brick building with elaborate, Art Deco limestone detailing was designed by the prominent local architectural firm of Mauran, Russell and Crowell and built by St. Louis contractors, the Kaplan-McGowan Company. Begun in 1931 and completed in 1932 as the main terminus of the Illinois Terminal System and meant to extend St. Louis's reach into the southwest, the building provided the most up-to-date efficient and economical facility for the distribution and storage of goods. As an Art Deco design, the building is a very rare type in St. Louis commercial architectural history and it is a good representative, intact example of the firm as well as the style. It was designed to epitomize modern railroad-based manufactured goods distribution. During World War II (1943-1946) the building also housed the nation's Aeronautical Chart Division which had the sole responsibility of updating and printing of charts and maps supporting the war effort. The period of significance spans 1930 to 1932, encapsulating the design, construction and completion of the building, and then includes 1943-1946 when it was associated with significant Military events. The building subsequently housed the St. Louis Globe Democrat from 1959 until 1986.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criteria for history and architecture.